

# Bullhead Ranch-Lease #10777

## State of Montana-DNRC, Pondera County

**Location:** 15 miles northeast of Conrad MT, Pondera County

**Acreage:** 2,194.302 acres

### Minimum Bids:

- \*362.51 acres irrigated cropland-\$65.00/acre minimum cash lease bid.
- \*572.15 acres dry cropland-\$30.00/acre minimum cash lease bid.
- \*182.42 acres CRP-\$15.00/acre minimum cash lease bid.
- \*11.76 acres dry land hay-\$20.00/acre minimum cash lease bid.
- \*1,057.46 acres native/tame grazing land, \$19.57/AUM minimum bid.
- \*8.00 acres Unsuitable-2 shops, 10 Grain Bins-\$100.00/year minimum cash lease bid.

### 101.00 acres Upland Game Bird Habitat Program-Withheld from the lease.

**Carrying Capacity:** 1,1057.46  $\pm$  acres of grazing lands are estimated to have an initial carrying capacity of 428.00 AUMs. The minimum bid is \$19.57/AUM. Stubble aftermath AUMs are included in the cropland cash lease. Aftermath grazing rates cannot exceed 0.30 AUMs for irrigated cropland and 0.10 AUMs for dry cropland.

### CRP:

There are four CRP contracts, three expire on 09/30/2017 and one expires on 09/30/2021. The lessee would receive 100% contract share payment from the FSA.

**Stock water:** One water well on the property is developed for a winter water system around the farmstead. Other water is seasonally available from Bullhead Creek and irrigation ditches. There are also two undeveloped springs.

**Irrigation:** 390 water shares in the Pondera County Canal and Reservoir Company (PCCRC - Valier, MT). The water source for the irrigation is the PCCRC via Lake Francis. Irrigation water is delivered to the farm by a series of irrigation ditches. Irrigation is from wheel lines and one center pivot. Above ground irrigation equipment (pivot, wheel lines, pumps) are not included. Irrigation equipment maybe available for purchase from the previous lessee/owner.



## Bullhead Ranch

**Improvements:** Farmstead contains 2 houses (that will be demolished), water well, telephone services, electric service, 10 grain bins with 37,000 bushel storage, 2 – large metal shops. . There is a 4 strand barbed-wire fence around the perimeter of the property. CRP, crop land, and grazing land are fenced into several pastures to allow for livestock rotations. Lessee will be required to develop a weed, fencing and grazing plan. Lessee will be required maintain the existing improvements.

**Information:** For further information, please contact the DNRC-Conrad Unit Office @ (406) 278-7869

**Bid Packets:** DNRC- Conrad Unit Office @ (406) 278-7869

DNRC-Helena @ (406) 444-4951

<u>TWN</u>	<u>RNG</u>	<u>SEC</u>	<u>Description</u>	<u>Acres</u>
30N	3W	3	Lot 4	40.51
30N	3W	4	Lots 1-4, S2NW4, SW4, SW4NE4, N2SE4NE4, W2SE4, SE4SE4	582.80
30N	3W	5	Lots 1, PT 2, PTS2NE4, PTSE4, S2SW4, PTS2NW4, PTN2SW4	392.35
30N	3W	8	N2, N2S2	480.00
30N	3W	9	W2NE4, NE4NE4, NW4, W2SW4, PT. E2SW4	418.642
31N	3W	33	SW4, S2SE4, NW4SE4	280.00
Total Acres				2,194.302





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**Pondera County, Montana**

